

ATTACHMENT A

CLAIRE AND CARMIE PUCKETT ROBINSON
885 S. MADISON AVENUE, PASADENA, CA 91106 818-516-606 CLAIREROBINSON1026@GMAIL.COM

May 4, 2018

Permit Center
City of Pasadena Planning and Development Department
175 N. Garfield Ave.
Pasadena, CA 91101

Dear Permit Center:

Enclosed please find a Planning Division Master Application Form and a Supplemental Application for Historic Designation of our home as a landmark. Concurrently with this application we are submitting an application for an historic property contract under the Mills Act. These applications are based on the home's historic and architectural significance.

The home, known as the "Ionnes House," was designed and built by Louis B. Easton in 1911. Easton was a prominent builder and architect known for his contributions to the Arts and Crafts movement in Southern California. He designed and built an estimated 25 houses in Pasadena between 1902 and 1914. Easton's importance is documented in historical, scholarly, and popular treatments of architecture, including Gebhard and Winter, *An Architectural Guide to Los Angeles*. Although many of his Pasadena homes have been demolished, among those that remain are the homes located at 530 South Marengo and 380 West Del Mar, both of which have been designated as historic landmarks.

The Ionnes House is the only house designed and built by Easton in the Mission Revival style. It is an excellent example of Mission Revival design, with smooth stucco siding, red clay roof tile, overhanging eaves with exposed rafters, curved roof parapets, large square pillars, an arched entry, and a prominent front porch and balcony. It also exemplifies the "rugged simplicity, classless informality, balanced light, cross ventilation, and easy flow between indoors and outdoors" described by Tim Anderson in the attached article, *Louis B. Easton and the Simple Life*. In recent years it has been a featured home on the Pasadena Visitors Center Architectural Tour. Please see attached material for more information on Louis B. Easton.

We believe the house should continue to be appreciated by residents and visitors to Pasadena for years to come. We hope that designation of landmark status and a Mills Act contract will ensure that it can be.

Thank you for considering our application.

Sincerely,



Claire and Carmie Puckett Robinson



PASADENA PERMIT CENTER

www.cityofpasadena.net/permitscenter

PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 885 S. Madison Ave Pasadena CA 91106
 Project Name: Innes House Restoration, Rehabilitation Plan

Project Description: (Please describe demolitions, alterations and any new construction)

Restoration & rehabilitation of historically important house by renowned architect & builder Louis B. Easton

Zoning Designation: R1

General Plan Designation: _____

Valuation (Cost of Project): Uncertain - multi-year

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Claire & Carmie Packett Robinson

Telephone: 818 516-6606

Address: 885 S. Madison Ave

City: Pasadena State: CA Zip: 91106

Fax: [] _____

CONTACT PERSON: Claire Robinson

Email: clairerobinson1026@gmail.com

Address: Same as above

Telephone: [] _____

City: _____ State: _____ Zip: _____

Fax: [] _____

PROPERTY OWNER NAME: Same as above

Email: _____

Address: _____

Telephone: [] _____

City: _____ State: _____ Zip: _____

Fax: [] _____

Email: _____

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

- | | | |
|--|---|--|
| <input type="checkbox"/> ADJUSTMENT PERMIT | <input type="checkbox"/> HEIGHT AVERAGING | <input type="checkbox"/> PREDEVELOPMENT PLAN REVIEW |
| <input type="checkbox"/> AFFORDABLE HOUSING CONCESSION OR WAIVER | <input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT | <input type="checkbox"/> RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT |
| <input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS | <input checked="" type="checkbox"/> HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN) | <input type="checkbox"/> SIGN EXCEPTION |
| <input type="checkbox"/> CERTIFICATE OF EXCEPTION | <input type="checkbox"/> HISTORICAL RESEARCH/EVALUATION | <input type="checkbox"/> TENTATIVE PARCEL/TRACT MAP |
| <input type="checkbox"/> CHANGES TO APPROVED PROJECT | <input type="checkbox"/> LANDMARK TREE PRUNING | <input type="checkbox"/> TEMP. CONDITIONAL USE PERMIT |
| <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> MASTER DEVELOPMENT PLAN | <input type="checkbox"/> TREE PROTECTION PLAN REVIEW |
| <input type="checkbox"/> DESIGN REVIEW | <input type="checkbox"/> MASTER SIGN PLAN | <input type="checkbox"/> TREE REMOVAL |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT | <input type="checkbox"/> MINOR CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> EXPRESSIVE USE PERMIT | <input type="checkbox"/> MINOR VARIANCE | <input type="checkbox"/> VARIANCE FOR HISTORIC RESOURCES |
| <input type="checkbox"/> FLOOR AREA RATIO (FAR) INCREASE | <input type="checkbox"/> PLANNED DEVELOPMENT ZONE | <input type="checkbox"/> ZONE CHANGE (MAP AMENDMENT) |
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> PRELIMINARY PLAN CHECK | OTHER: _____ |

Note: Space for signature is on reverse side

MAP - Master Application REVISED.doc1/20/11

PLANNING DEPARTMENT
PLANNING DIVISION

175 NORTH GARFIELD AVENUE
PASADENA, CA 91101

T 818-791-4554
F 818-791-4555

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: *Ch*

Date: 5/1/18

For Office Use Only		Design & Historic Preservation:	
PLN # <u>2018-00250</u>	REVIEW AUTHORITY:	CEQA REVIEW:	TYPE OF HISTORIC PRESERVATION REVIEW:
CASE # _____	<input type="checkbox"/> STAFF	<input checked="" type="checkbox"/> EXEMPTION	<input type="checkbox"/> CATEGORY 1 (DESIGNATED)
PRJ # _____	<input type="checkbox"/> HEARING OFFICER	<input type="checkbox"/> INITIAL STUDY	<input type="checkbox"/> CATEGORY 2 (ELIGIBLE)
DATE ACCEPTED: <u>5/2/18</u>	<input type="checkbox"/> PLANNING COMMISSION/BZA	<input type="checkbox"/> EIR	LANDMARK/HISTORIC DISTRICT NAME: _____
DATE SUBMITTALS RECEIVED: <u>5/2/18</u>	<input type="checkbox"/> DESIGN COMMISSION	CEQA REVIEW STATUS:	TYPE OF DESIGN REVIEW:
RECEIVED BY (INITIALS): <u>[Signature]</u>	<input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION	<input type="checkbox"/> PENDING	<input type="checkbox"/> CONCEPT
FEES:	<input type="checkbox"/> CITY COUNCIL	<input checked="" type="checkbox"/> COMPLETED	<input type="checkbox"/> FINAL
BASE FEE: \$ _____	TAXPAYER PROTECTION		<input type="checkbox"/> CONSOLIDATED
3% RECORDS FEE: \$ _____	<input type="checkbox"/> DISCLOSURE REQUIRED		<input type="checkbox"/> PRELIMINARY CONSULTATION
TOTAL: \$ _____	<input checked="" type="checkbox"/> NOT REQUIRED		
HISTORIC ARCH. RESEARCH REQUIRED? YES NO			
PUBLIC ART REVIEW REQUIRED? YES NO			
TRANSPORTATION REVIEW REQUIRED? YES NO			
INCLUSIONARY HOUSING REQUIRED? YES NO			



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

Supplemental Application for
HISTORIC DESIGNATION

Note: In addition to this application, a completed Planning Division Master Application Form is also required.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	<i>Tonnes House</i>
2. Property Address:	<i>885 S. Madison Ave Pasadena CA 91106</i>
3. Date of Original Construction	<i>1911</i>
4. Original Owner	<i>Charles E. Tonnes</i>
5. Architect / Builder:	<i>Louis B. Easton</i>

DESIGNATION CATEGORY

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

☐ HISTORIC MONUMENT

☒ LANDMARK

☐ HISTORIC SIGN

☐ LANDMARK TREE

BRIEF DESCRIPTION OF PROPERTY

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

2 story residence & garage. Designed by Louis B. Easton. Known for contributions to Arts & Crafts Movement in Pasadena. The house and garage are his only Mission Revival designs.

SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the nominated resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.



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Supplemental Application for HISTORIC DESIGNATION

LEGAL DESCRIPTION

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

CRITERIA FOR DESIGNATION

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT (May include significant public or semi-public interior spaces and features)	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	C. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

CRITERIA FOR DESIGNATING A LANDMARK	
<input checked="" type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input checked="" type="checkbox"/>	C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
<input checked="" type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.